
CITY OF KELOWNA

MEMORANDUM

Date: May 21, 2003
File No.: LL03-0008

To: City Manager

From: Planning and Corporate Services Department

Subject:

APPLICATION NO. LL03-0008

OWNER: Agvan Holdings Ltd, et al

AT: 200 Rutland Road South

APPLICANT: Valley Lanes (1992)

PURPOSE: TO OBTAIN COUNCIL SUPPORT FOR AN OUTDOOR
PATIO AND VOLLEYBALL COURTS

REPORT PREPARED BY: RYAN SMITH

1.0 **RECOMMENDATION**

THAT Council support a licensed person capacity increase from 91 persons to add a patio with a seating capacity of 62 on Lots 11 and 12, Section 23, Township 26, Plan 12078, ODYD, proposed by Valley Lanes for 200 Rutland Road South;

AND THAT Council direct staff to forward the appropriate resolution to the Liquor Control and Licensing Branch in Victoria.

2.0 **SUMMARY**

The applicant is seeking Council support for a Licensed Capacity Increase. The applicant is proposing to add a patio area with 62 seats and two volleyball courts along the south side of the building. The applicant is proposing hours of operation for the patio as follows: 12pm to 10:30pm Tuesday, Thursday, Saturday, Sunday and holidays.

3.0 **BACKGROUND**

3.1 **The Proposal**

In December of 2002 the Provincial government's Liquor Control and Licensing Branch made significant changes to Liquor Licensing regulations in British Columbia. One of the results being that local governments now have input on capacity increases only in cases where the physical size of a liquor primary licensed establishment is proposed to change.

The applicant is proposing to create a 62-seat patio adjacent to two outdoor volleyball courts (and a practice court) on the south elevation of the subject property. The courts will be enclosed by a 2m steel fence with 0.5m cement curbs

around the inside to hold in the sand. The applicant is proposing to buffer the patio area from adjacent residential development with a 2m hedge. The applicant is currently undecided as to the type of landscaping that will be used to create this buffer. The proposed hours of operation for the patio are 12pm to 10:30pm, Tuesday, Thursday, Saturday, Sunday and holidays during the summer season. These proposed hours of operation would correspond with the activity on the volleyball courts.

Existing on site is the Corner Pin Inn Lounge. The hours of operation for the Lounge are 10am to 12am Monday to Saturday and 11am to 12am on Sundays.

The proposed person capacity increase for the patio does not impact the parking standards that are presented in Section 8 of Zoning Bylaw No.8000.

Section 8.8 - Parking Requirements for Commercial Uses (Zoning Bylaw No.8000)

Criteria	Proposal	Requirements
Parking	125 Stalls (existing)	30 (4.4 per 100m ² of GFA)

3.2 Site Context

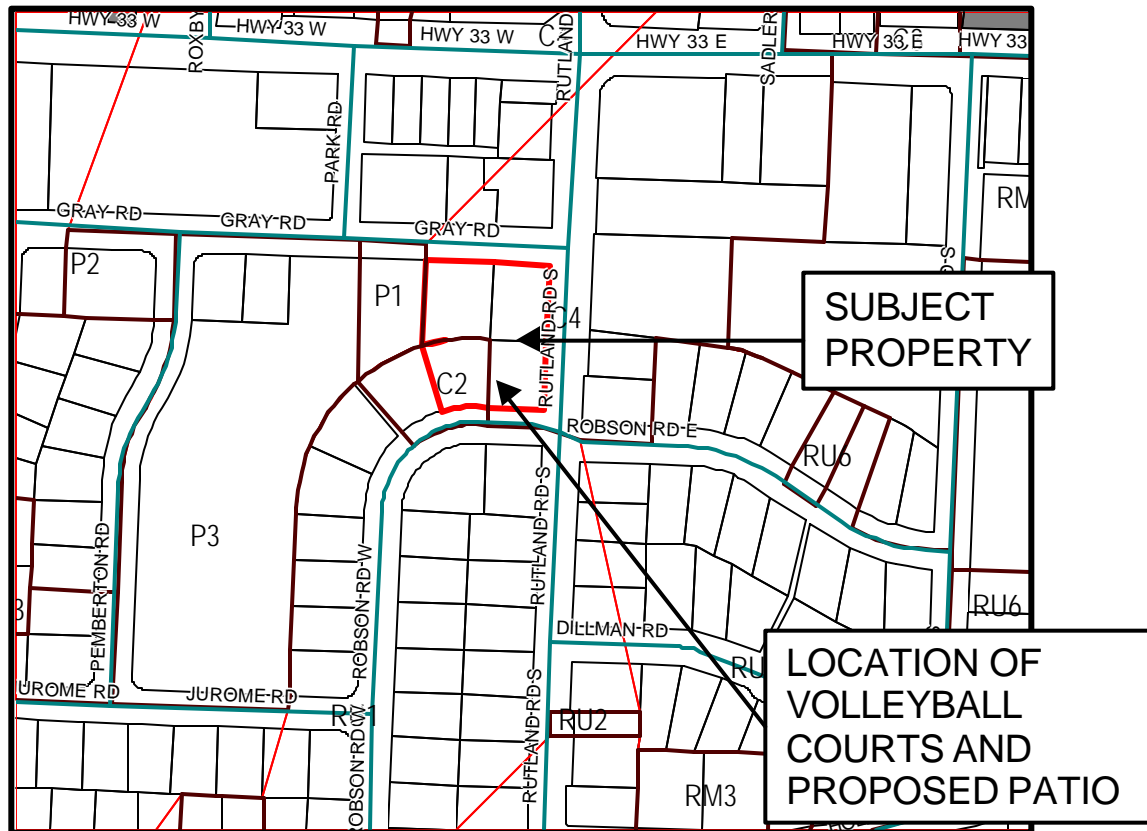
The subject property is located on the west side of Rutland Rd S between Gray Road and Robson Rd W.

Adjacent zones and uses are:

- North – C4 – Town Centre Commercial
- East – C4 – Town Centre Commercial
- South – RU1- Large Lot Housing
- West – C2 – Neighbourhood Commercial
- P1 – Major Institutional

3.3 Site Location Map

Subject Property: 200 Rutland Road S



4.0 TECHNICAL COMMENTS

The application has been submitted to various technical agencies and City departments, and the following comments have been submitted:

4.1. Inspection Services Department

No Concerns.

4.2. RCMP

The RCMP is represented on the Mayors task force and will not support any new applications or extensions until the task force is completed.

4.3. Fire Department

No Comment.

4.4 Public Health Inspector

No Comment.

5.0 PLANNING AND CORPORATE SERVICES DEPARTMENT

The Planning and Corporate Services Department has no concerns with the proposed capacity increase to accommodate additional seating in a new patio area. The subject property has more than adequate parking. It is not perceived that this increase will have any negative impacts on the surrounding neighbourhood as long as the patio is properly screened with landscaping and is closed at 10:30pm.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Corporate Services

RWS
Attach.

FACT SHEET

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|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1. APPLICATION NO.: | LL03-0008 |
| 2. APPLICATION TYPE: | Liquor License |
| 3. OWNER:
ADDRESS
. CITY
. POSTAL CODE | Valley Lanes (1992)
200 Rutland Road South
Kelowna, BC
V1X 2Z5 |
| 4. APPLICANT/CONTACT PERSON:
. ADDRESS
. CITY
. POSTAL CODE
. TELEPHONE/FAX NO.: | Bryan Sargeant
200 Rutland Road South
Kelowna, BC
V1X 2Z5
765-5665 |
| 5. APPLICATION PROGRESS:
Date of Application:
Date Application Complete:
Staff Report to Council: | April 29, 2003
April 29, 2003
June 10, 2003 |
| 6. LEGAL DESCRIPTION: | Lots 11 and 12, Section 23, Township 26,
Plan 12078, ODYD |
| 7. SITE LOCATION: | The subject property is located on the
west side of Rutland Rd S between
Gray Road and Robson Rd W. |
| 8. CIVIC ADDRESS: | 200 Rutland Road South |
| 9. AREA OF SUBJECT PROPERTY: | 5050m ² |
| 10. EXISTING ZONE CATEGORY: | C4 – Town Centre Commercial
C2 – Neighbourhood Commercial |
| 11. PURPOSE OF THE APPLICATION: | Capacity Increase for Patio |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.:
NOTE: IF LANDS ARE WITHIN 800 m OF A
CONTROLLED ACCESS HIGHWAY | N/A |
| 15. DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS | N/A |

ATTACHMENTS

(not attached to the electronic version of the report)

- Location of subject property
- Proposed Area of Expansion